



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

June 2, 2014
1406-SPP-13
Exhibit 1

Petition Number: 1406-SPP-13

Subject Site Address: 18130 Casey Road

Petitioner: Paul Commons

Representative: The Schneider Corporation

Request: Primary Plat review for a two-lot single family residential subdivision on approximately 1.409 acres +/- in the Springmill Trails PUD District.

Current Zoning: Springmill Trails PUD
Residential District 2, Underlying Zoning is SF-5

Current Land Use: Single-Family Residential

Approximate Acreage: 1.409 acres +/-

Zoning History: Springmill Trails PUD (Ord. 11-19)

Exhibits: 1. Staff Report
2. Aerial Location Map
3. Primary Plat

Staff Reviewer: Kevin M. Todd, AICP

Procedural

- Requests for Primary Plat Review are required to be considered at a public hearing. The public hearing for this petition is scheduled for the June 2, 2014 Advisory Plan Commission (the "APC") meeting.
 - Notice of the June 2, 2014 public hearing was provided in accordance with the APC Rules of Procedure.
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WESTFIELD-WASHINGTON TOWNSHIP ZONING ORDINANCE

Primary Plat Review

WC 16.04.220 Procedures

1. Location map (which may be prepared by indicating the data by notations on available maps) showing:
 - Subdivision name and location
 - **Staff Comment – Staff is working with petitioner to ensure compliance**
 - Any street related to the subdivision
 - **Staff Comment – COMPLIANT**
 - Existing elementary and high schools, parks and playgrounds, available for serving the area proposed to be subdivided, and other community facilities
 - **Staff Comment – Not Applicable**
 - Title, scale, north point and date
 - **Staff Comment – COMPLIANT**
 - Land use adjacent to proposed subdivision and owners names
 - **Staff Comment – Not Applicable**
2. A primary plat prepared by a land surveyor or land planner showing:
 - Proposed name of the subdivision
 - **Staff Comment – COMPLIANT**
 - Names and addresses of the owner, owners, land surveyor or land planner
 - **Staff Comment – COMPLIANT**
 - Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.
 - **Staff Comment – COMPLIANT**
 - Easements - locations, widths and purposes
 - **Staff Comment – Petitioner is working with WPWD and utility providers to ensure compliance**
 - Statement concerning the location and approximate size or capacity of utilities to be installed
 - **Staff Comment – Petitioner is working with WPWD and utility providers to ensure compliance**
 - Layout of lots, showing dimensions and numbers and square footage
 - **Staff Comment – COMPLIANT**

- Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes
 - **Staff Comment – Not Applicable**
- Contours at vertical intervals of two feet if the general slope of the site is less than 10 percent and at vertical intervals of five feet if the general slope is greater than 10 percent
 - **Staff Comment – COMPLIANT**
- Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners
 - **Staff Comment – COMPLIANT**
- Building setback lines
 - **Staff Comment – COMPLIANT**
- Legend and notes
 - **Staff Comment – COMPLIANT**
- Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage
 - **Staff Comment – Petitioner is working with WPWD to ensure compliance**
- Other features or conditions which would affect the subdivision favorable or adversely
 - **Staff Comment – Not Applicable**
- Scale, north point and date - primary plat of the subdivision shall be drawn to a scale of 50 feet to one inch, or 100 feet to one inch; provided, however, that if the resulting drawing would be over 36 inches in shortest dimension, a scale as recommended by the commission may be used
 - **Staff Comment – Not Applicable**
- A national cooperative soil survey showing the soil limitations based upon the intended usage of the development land
 - **Staff Comment – Staff is working with petitioner to ensure compliance**
- A statement from the County and State Highway Departments or the Westfield Utilities Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary
 - **Staff Comment – Petitioner is working with WPWD to ensure compliance**
- If private sewage systems, a statement from the County Health Officer whether private septic system can be used on this property
 - **Staff Comment – Not Applicable**
- If legal drain is involved, a statement from the County Drainage Board concerning easements, right-of-way, permits, etc.
- **Staff Comment – Petitioner is working with the Hamilton County Surveyor's Office to ensure compliance**
- If floodplain is involved, a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.
 - **Staff Comment -- Not Applicable**



SF-5 District (WC 16.04.030, G)

- Minimum Lot Area – 7,000 sq. ft.
 - **Staff Comment – Superseded by the Springmill Trails PUD Ordinance**
- Minimum Lot Frontage on Road - 40 Feet
 - **Staff Comment – Superseded by the Springmill Trails PUD Ordinance**
- Minimum Setbacks
 - Front Yard – 20 feet
 - **Staff Comment – Superseded by the Springmill Trails PUD Ordinance**
 - Side Yard – 8 feet
 - **Staff Comment – Superseded by the Springmill Trails PUD Ordinance**
 - Rear Yard 20 feet
 - **Staff Comment – Superseded by the Springmill Trails PUD Ordinance**
 - Minimum Lot Width at Building Line – 40 feet
 - **Staff Comment – Superseded by the Springmill Trails PUD Ordinance**
- Maximum Building Height - Not to exceed 25 feet
 - **Staff Comment – Superseded by the Springmill Trails PUD Ordinance**
- Minimum Ground Level Square Footage –
 - Single-Story – 800 square feet
 - **Staff Comment – Superseded by the Springmill Trails PUD Ordinance**
 - Two-Story – 650 square feet
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
 - Tri-Level – 650 square feet (basement & first floor)
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
 - Story and one-half – 650 square feet
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
- Parking - Off-street and/or private parking shall be provided in accordance with the provisions in this ordinance.
 - **Staff Comment – Not Applicable at this time; will be reviewed at development plan review stage**



SPRINGMILL TRAILS PUD ORDINANCE

ARTICLE 2. Single Family Residential Districts

Section 2.1 – General Requirements

- A. Maximum Building Height – 50 feet
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
- B. Keeping of Animals
 - **Staff Comment – Not Applicable at this time; will be monitored by code enforcement for compliance**
- C. Chain-link fencing with vinyl slats is prohibited
 - **Staff Comment – Not Applicable at this time; will be monitored by code enforcement for compliance**

Section 2.3 – Residential District 2

- A. Permitted Uses – Single-Family Detached Dwellings
 - **Staff Comment – COMPLIANT**
- B. Minimum Lot Area (60' Front Load Lots) – 5,400 square feet
 - **Staff Comment – COMPLIANT**
- C. Minimum Lot Frontage on Road (60' Front Load Lots) – 40 feet
 - **Staff Comment – COMPLIANT**
- D. Minimum Setback Lines (60' Front Load Lots)
 - Front Yard – 20 feet
 - **Staff Comment – COMPLIANT**
 - Side Yard – 6 feet
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
 - Rear Yard – 15 feet
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
 - Minimum Lot Width at Building Line – 60 feet
 - **Staff Comment -- COMPLIANT**
 - Maximum Building Height (60' Front Load Lots) – 25 feet
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
- E. Minimum Total Square Footage (60' Front Load Lots)
 - Single-Story -- 1,400 square feet
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**



F. Architectural Standards

- **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**

G. Lot Landscaping Requirements

- **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**

H. Additional Standards

- Vinyl Siding prohibited within 300' of Eagle Parkway or 186th Street
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
- Maximum of 15 lots next to each other without a break (common area; dwelling/lot type; street right-of-way)
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
- No rear yard shall abut Eagle Parkway or 186th Street
 - **Staff Comment – COMPLIANT**
- No one dwelling type may exceed 60% of the total number of dwellings in the District
 - **Staff Comment – COMPLIANT**
- Minimum number of 3 dwelling types shall be constructed within the District
 - **Staff Comment – COMPLIANT**
- Homes are consistent with character exhibits of Exhibit F
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**
- Maximum of 1250 single-family detached and attached dwellings are permitted within Residential District 2
 - **Staff Comment – COMPLIANT**

Section 2.4 – Development Amenities

- **Staff Comment – Staff is working with petitioner to ensure compliance**

Section 2.5 – Additional Standards

- A. Maximum Density (Residential District 2)– 6 dwelling units/acre
 - **Staff Comment – Staff is working with petitioner to ensure compliance**
- B. Maximum Number of single-family attached and detached dwellings – 1,950
 - **Staff Comment – COMPLIANT**
- C. Minimum Open Space for each District – 21%
 - **Staff Comment – Staff is working with petitioner to ensure compliance**
- D. Development provisions for Parcel 08-05-27-00-00-016.000, within Residential District 1
 - **Staff Comment – Not Applicable**
- E. Façade Variety
 - **Staff Comment – Not Applicable at this time; will be reviewed at building permit stage**



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June 2, 2014

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Staff Comments:

- Hold a public hearing at the June 2, 2014 APC Meeting. No action is required at this time.
- Prior to the final deposition, the petitioner will make any necessary revisions to the plans, as addressed in the staff report. The Economic and Community Development Department staff will confirm compliance prior to this item being placed on the next APC agenda.
- If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 317.379.6467 or ktodd@westfield.in.gov.